



20180320000092790 1/5 \$28.00
Shelby Cnty Judge of Probate, AL
03/20/2018 03:54:31 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
RODNEY MANASCO, P.L.S.
VOLKERT, INC.
3809 MOFFET ROAD
MOBILE, ALABAMA 36618

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. BR-0145 (504)

CPMS PROJ. NO. 100061763

TRACT NO. 3

DATE: 03/05/2018

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
(\$94,000.00)
Ninety-Four Thousand and no/100--dollar(s), cash in hand paid to the undersigned by the State
of Alabama Department of Transportation, the receipt of which is hereby acknowledged, I
(we), the undersigned grantor(s), William S. Compton, a married man
have this day bargained and sold, and by these presents do hereby grant, bargain, sell and
convey unto the State of Alabama the following described property:

**A part of the SW ¼ of SE ¼, Section 20, Township 24 North, Range 15 East, identified as
Tract No. 3 on Project No. BR-0145 (504) in Shelby County, Alabama and being more fully
described as follows:**

Parcel 1 of 1:

Commencing at a right of way monument located on the East present R/W line of SR-145 (said point is perpendicular to project centerline at station 100+09.80);

Thence N 27°33'13" E along said East present R/W line of SR-145 a distance of 1224.33 feet to a point on the acquired R/W line (said point ties to the present R/W line right of project centerline and perpendicular at station 112+40.27);

Thence N 64°19'54" E along the acquired R/W line a distance of 159.89 feet to a point on the acquired R/W line (said point is offset 170.00 feet right of and perpendicular to project centerline at station 113+70.00);

Thence N 26°02'36" E along said acquired R/W line a distance of 226.13 feet to a point on the acquired R/W line (said point is offset 160.00 feet right of and perpendicular to project centerline at P.T. station 115+90.01);

Thence N 27°33'04" E a distance of 665.94 feet to a point on the grantors property line and the **Point of Beginning**

Thence N 87°30'56" W along the grantor's property line a distance of 32.37 feet to a point on the grantor's property line;

Thence N 79°55'46" W along the grantor's property line a distance of 33.29 feet to a point on the grantor's property line;

Thence N 87°16'18" W along the grantor's property line a distance of 31.61 feet to a point on said East present R/W line of SR-145;

Thence N 27°33'00" E along said East present R/W line a distance of 444.61 feet to a point on the grantor's property line;

Thence S 29°43'44" E along the grantor's property line a distance of 39.17 feet to a point on the grantor's property line;

Thence S 02°32'35" E along the grantor's property line a distance of 54.37 feet to a point on the grantor's property line;

Thence S 10°48'58" E along the grantor's property line a distance of 46.36 feet to a point on the acquired R/W line (said line is offset 160.00 feet right of and parallel to project centerline);

Thence along the acquired R/W line and along an arc 99.01 feet to the right, having a radius of 6300.01 feet, the chord of which is S 27°06'03" W a distance of 99.01 feet to a point on the acquired R/W line (said point is offset 160.00 feet right of and perpendicular to project centerline at P.C. station 124+60.00);

Thence S 27°33'04" W along the acquired R/W line a distance of 204.05 feet to the **Point of Beginning** of the property herein described, containing 0.78 acre(s), more or less.

And as shown on the right of way map of record in the State of Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

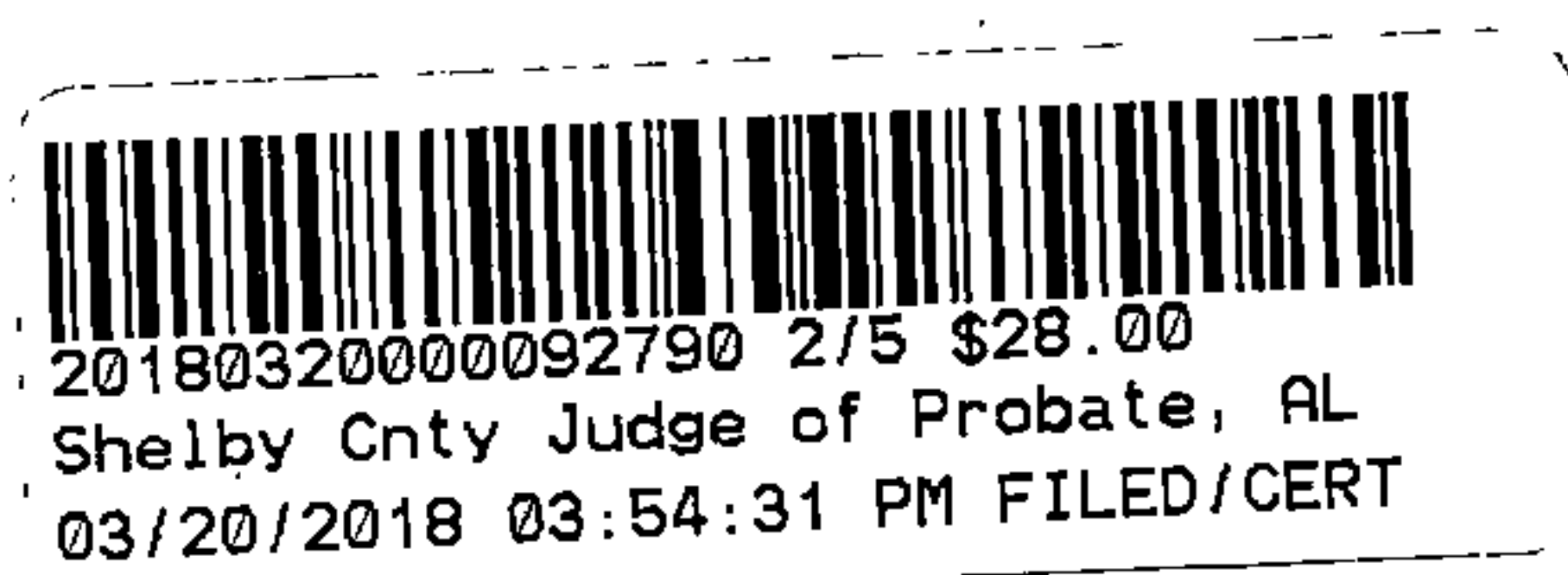
Grantor certifies the above described property constitutes no part of his present homestead.

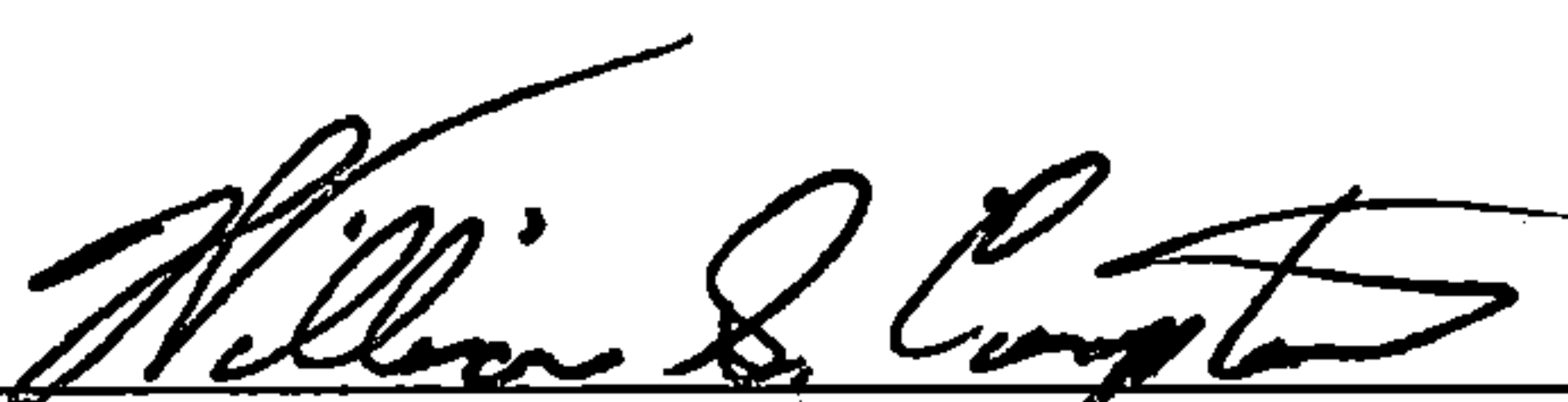
TO HAVE AND TO HOLD, unto the State of Alabama, its successors and assigns in fee simple forever.

AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that I (we) have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, liens, and claims, except the lien for advalorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that I (we) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S), that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release the State of Alabama and all or its employees and officers from any and all damages to his/her (their) remaining property contiguous to the property hereby conveyed arising out of the location, construction, improvement, landscaping, maintenance or repair of any public road or highway that may be so located on the property herein conveyed.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 16th day of March, 2018.





William S. Compton

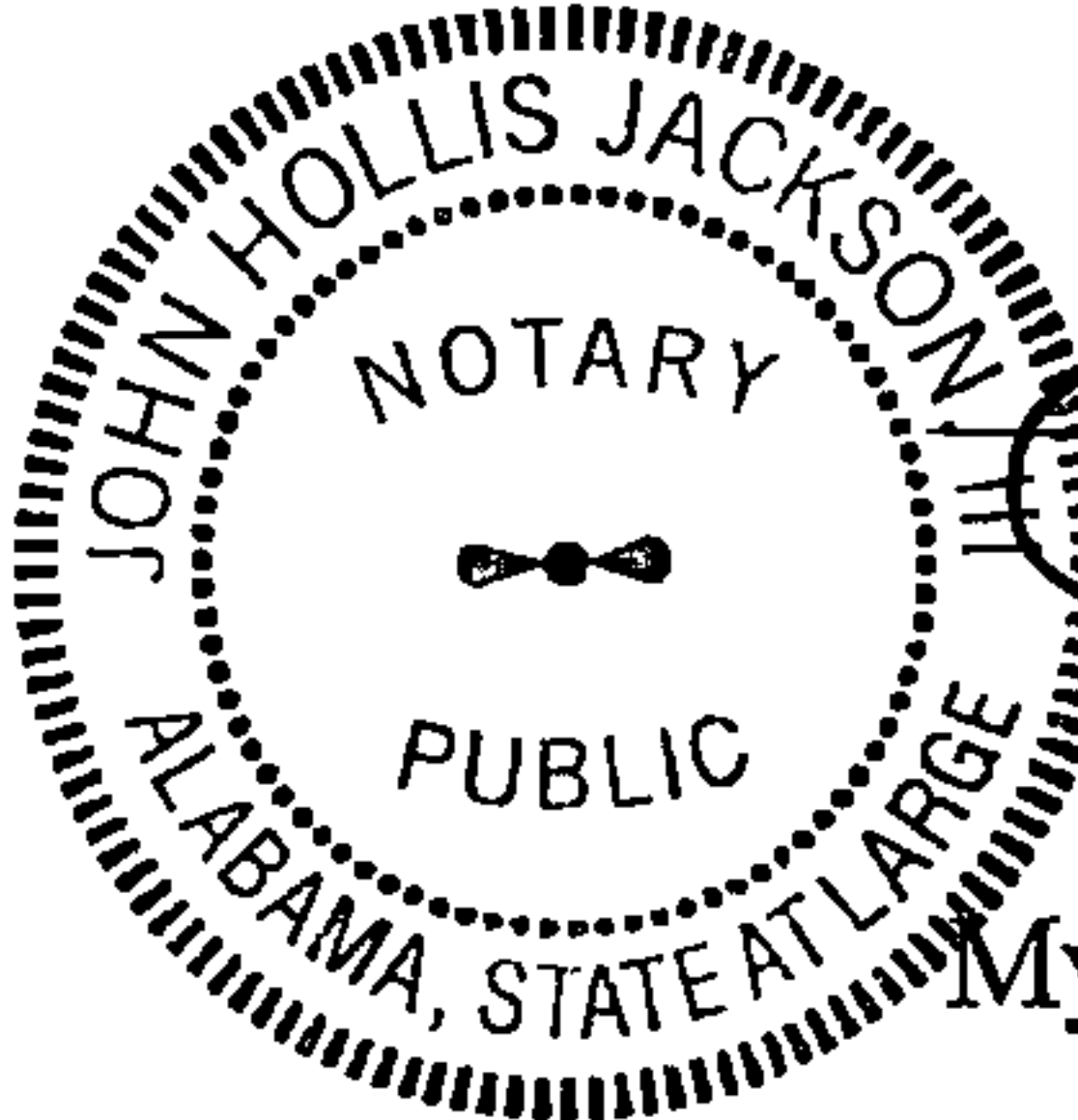
ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF CHILTON)

I, John Hollis Jackson, III, a Notary Public, in and for said County in said State, hereby certify that William S. Compton, whose name (s) is _____, signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents _____ of this _____ conveyance, William S. Compton executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of March 2018.

 [Signature]
NOTARY PUBLIC
My Commission Expires 3/24/18

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

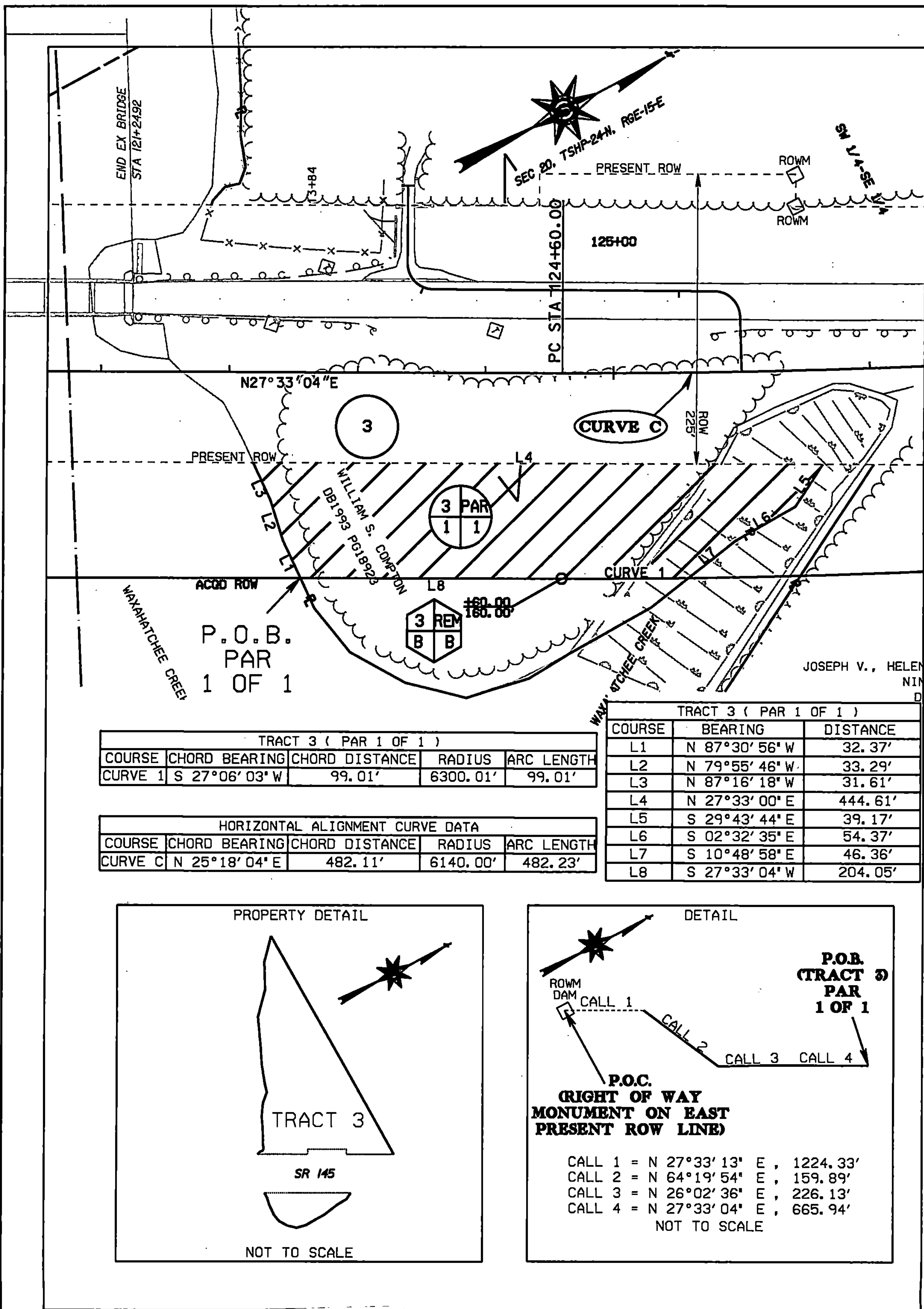
_____ County

I, _____, a _____ in and for said County, in said State, hereby certify that _____ whose name as _____ of the _____ Company, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this _____ day of _____, A.D. 20____.

Official Title _____

to	STATE OF ALABAMA	WARRANTY DEED	STATE OF ALABAMA	County of _____ I, _____ Judge of Probate in and for said County, Hereby certify that the within Conveyance was filed in my office at _____ o'clock _____ M., on the _____ day of _____, 20____, and duly recorded in Deed Record _____ page _____. Dated _____ day of _____ 20____.	Judge of Probate _____ County, Alabama.
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THIS IS NOT A
BOUNDARY SURVEY

ALABAMA DEPARTMENT OF TRANSPORTATION

TRACT NO. TRACT 3
OWNER WILLIAM S. COMPTON

PROJECT NO. BR-0145 (504)
CPMS NO. 100061763

TOTAL BEFORE 10.43 AC
R. O. W. REQUIRED 0.78 AC
REMAINDER 9.65 AC

COUNTY SHELBY
SCALE: 1" = 100'
DATE: 03/05/18
SHEET : 1 OF 1

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name William S. Compton
Mailing Address 15765 Highway 145
Shelby, AL 35143

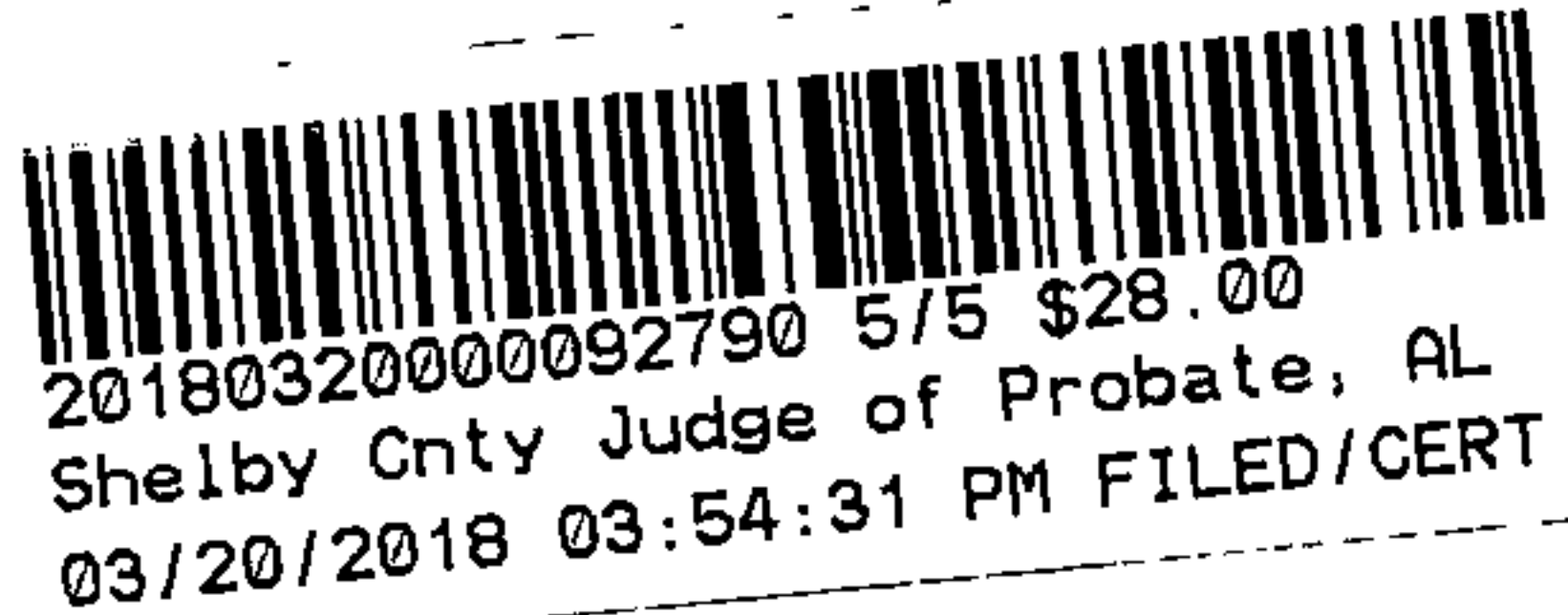
Grantee's Name State of Alabama DOT
Mailing Address 3809 Moffet Road
Mobile, AL 36618

Property Address Alabama Highway 145
Shelby, AL 35143

Date of Sale 3/16/18
Total Purchase Price \$ 94,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

- ☐ Appraisal
☐ Other - _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/16/18

Print John Hollis Jackson, III

Unattested
(verified by)

Sign /s/ John Hollis Jackson, III Attorney
(Grantor/Grantee/Owner/Agent) circle one



Form RT-1